

KD DUGAN & CO.

Real Estate Consulting & Network Development



August 5, 2009

City of Las Vegas
Planning & Development
731 4th Street
Las Vegas, NV 89101

RE: Justification Letter for Special Use Permit
Wireless Communications Facility
Verizon Wireless Site: LSV Spanish Oaks
APN#: 162-08-110-001
3421 W. Sahara – Las Vegas, NV 89102



SUMMARY:

Verizon Wireless is requesting approval of a Special Use Permit to allow for antenna modifications to an existing wireless facility. The proposed modifications to the cell site are as follows:

- Removal of six (6) four (4') Ft., DB844H90-XY antennas at the top of the tower and replace them with three (3) eight (8') Ft., Andrew LNX-6515-DS-VTM antennas on VZW's existing monopole.
- The current configuration of twelve (12) antennas at the top of Verizon Wireless' 109'-6" monopole will be modified to allow for nine (9) antennas at a height not to exceed the existing height of the current antenna configuration.
- The change out of antennas is necessary in order to deploy new G4 Technology to the Las Vegas Market.

The subject property is a strip retail center owned by Teddy Enterprises, and is zoned C-1, with surrounding zoning of C-1, R-PD13, R-PD20 and P-R. Nevada Energy has a substation located just to the west.

PURPOSE & BENEFIT:

The change in the antennas is necessary to provide current technology and seamless coverage to customers living and driving through the area. The general public, local businesses, governmental agencies, as well as emergency services rely and are users of wireless technology that allows for the transmission of reliable voice and data.

Approval of these modifications will not be detrimental to the health, safety or general welfare of anyone residing, working or traveling through the area, or harmful to property or improvements. The Federal Communications Commission has determined that wireless communication systems serve the national interest and are beneficial to the general public. The site is unmanned.

SITE IMPROVEMENTS:

Verizon Wireless' site LSV Spanish Oaks has been in operation since 1995, and consists of; a 109'-6" monopole, equipment shelter and emergency generator, located inside of existing rod iron fencing. Modifications to the site will reduce the number of antennas on the tower, and the overall height and appearance of the communication facility will not change.

Approval of this Special Use Permit to allow for antenna modifications to an existing cell site will have appositive affect on the surrounding neighborhood by providing up to date wireless technology, with negligible impact on the area.

Thanks for your consideration,

A handwritten signature in blue ink, appearing to read 'Kevin O. Dugan', with a long horizontal line extending to the right.

Kevin O. Dugan

Network Development/Real Estate

For: Verizon Wireless

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09/24/09 PC